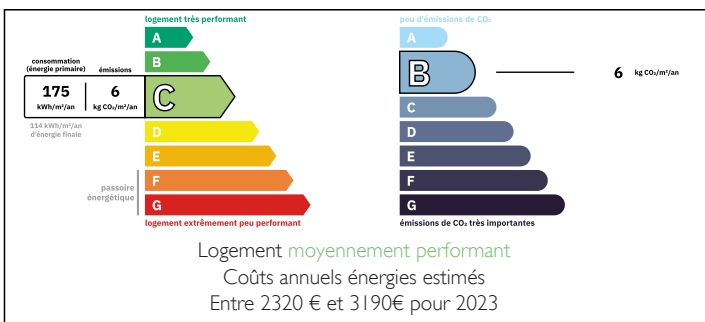


Stunning detached stone property with heated pool and large garden - close to Nanteuil-en-Vallée

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	5
Bath:	4
Floor:	173 m2
Plot Size:	3006 m2

IN BRIEF

Stunning detached stone property full of charm and character, peacefully situated in the beautiful Charente countryside, close to the picturesque villages of Nanteuil-en-Vallée and Verteuil-sur-Charente.

Spacious and ideally suited to a large family, the house offers generous bedroom accommodation, with several bedrooms benefitting from private bath or shower rooms. The property features a large, fully equipped country kitchen with fireplace and wodburner, together with an inviting living room with wood-burning stove, library area and direct access to a terrace.

Outside, the large private garden provides plenty of space for relaxing, entertaining and enjoying the warmer months, with a covered outdoor dining area and additional terrace. A heated 8.5m x 4.2m swimming pool, with heat pump and safety cover,

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Spacious Charente Country Home with Heated Pool, Near Nanteuil-en-Vallée

Set in the peaceful Charente countryside close to the beautiful historic villages of Nanteuil-en-Vallée and Verteuil-sur-Charente, this spacious and characterful property offers generous accommodation, extensive outdoor space and a private heated swimming pool.

With its flexible layout and numerous bedrooms, the house is particularly well suited to a large family, multi-generational living or those looking for a substantial countryside home with plenty of space for visiting friends and family.

The Property

At the heart of the home is a welcoming, fully equipped country kitchen and dining room, with space to comfortably seat 10 people. A woodburning stove adds warmth and character, while doors lead directly out to the garden and outdoor entertaining areas.

The ground floor also features a large and inviting living room with a wood-burning stove, library area and direct access to a second terrace – an ideal space for relaxing throughout the year.

Also on the ground floor is a double bedroom with its own en-suite bathroom, providing convenient single-level accommodation.

From the living room, stairs lead to an additional double bedroom with an en-suite shower room.

The main first-floor accommodation provides four further bedrooms and additional bathroom facilities, including a double bedroom with an en-suite shower room, two further bedrooms currently arranged with bunk beds, and a single bedroom at the end of the corridor.

LOCAL TAXES

Taxe foncière: 1431 EUR

NOTES